

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR AND PUBLIC HEARING MEETING MINUTES  
August 29, 2016  
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

- 1. Call to Order** 6:00 p.m. by Chair Wilkening.

**Roll Call-**

Members Present: Gary Wilkening, Char Moore

Public: Jaymes Littlejohn, Ben Oleson, Joe Arndt, Mark Vondekamp, Jeff Vondekamp

Staff: Terri Bjorklund, Pamela Smith

Absent: Anne McMurrin, Rich Hansen,

- 2. Additions or deletions to agenda.**

None.

- 3. Announcements by Chair.**

Wilkening stated that Randy Carlson is considering joining the planning commission. Mr. Carlson had a prior commitment tonight otherwise he would have been at this meeting. Expect him to attend the next meeting.

- 4. M/S Wilkening/Moore to recommend approval of Minutes for July 25<sup>th</sup>, 2016.**

Motion passed (2-0)

- 5. 6:05 Public Hearing-Public comment of Ordinance 2016-05 (Monopole/Small Cell)**

Public Hearing opened at 6:05

Wilkening reviewed the proposed Ordinance with the public. No other public comments or questions were heard.

Public Hearing closed at 6:08

- 6. Planning/Zoning –Report for July 2016.**

Smith reviewed the ZA report.

- 7. M/S Moore/Wilkening to recommend the adoption of Ordinance 2016-05 (Monopole/Small Cell)**

Motion passed (2-0)

- 8. 6:10 Public Hearing-Public comment of Ordinance 2016-09 (Temporary Signs/Banner/Off-Premise)**

Public Hearing opened at 6:10

Wilkening reviewed the proposed Ordinance with the public.

Arndt clarified the Temporary Banner portion of the Ordinance. Wilkening stated that what this is basically doing is increasing the amount of occurrences each parcel is allowed to display a temporary sign; changing it from 7 times per year to 10 times per year.

Public Hearing closed at 6:14

**9. M/S Moore/Wilkening to recommend adoption of Ordinance 2016-09 (Temporary Signs/Banner/Off-Premise)**

Motion passed (2-0)

**10. 6:15 Public Hearing-Public comment of Ordinance 2016-10 (Solar Energy Systems)**

Public Hearing opened at 6:15

Wilkening reviewed the proposed Ordinance with the public.

No other public comment or questions were heard.

Public Hearing closed at 6:18

**11. M/S Wilkening/Moore to recommend adoption of Ordinance 2016-10 (Solar Energy Systems)**

Wilkening noted that he found it odd that he never heard back from the two that he sent a draft of the Ordinance for review; since they work with Solar Energy for a living.

Wilkening states that this Ordinance consists of common sense restrictions and sees no issue moving forward with it.

Motion passed (2-0)

**12. 6:20 Public Hearing-Public comment on the adoption of the updated City of Walker Comprehensive Plan.**

Public Hearing opened at 6:20

Wilkening reviews what the Comprehensive Plan is about and asked if Oleson wanted to add anything. Ben states that the pictures didn't come through well along with the pictures sub-captions; he will fix this and send an updated version.

Public Hearing closed at 6:25

**13. M/S Wilkening/Moore to recommend of the updated City of Walker Comprehensive Plan.**

Motion passed (2-0)

**14. M/S Wilkening/Moore to recommend approval of the application for Brewery Manufacturing with the following staff findings and recommendation:**

- 1. The redevelopment of this property fits within the Comprehensive Plan**
- 2. The applicant agrees to maintain a friendly neighborhood environment**
- 3. The applicant is installing a 1 1/2 inch water meter at their expense**
- 4. The applicant is updating the current sewer line**
- 5. The property is located within the city's DWSMA, applicant agrees to quarterly waste water sampling and agrees to pay for those costs (currently they average 50.00 per quarter)**
- 6. The applicant agrees to comply with all conditions and requirements upon which the approval is expressly agreed to**

Motion passed (2-0)

**15. Chair Wilkening adjourned the meeting at 6:30 p.m.**